

**Town of Marcellus**  
**PLANNING BOARD**  
**22 East Main Street**  
**Marcellus, New York 13108**

**Date:** May 6, 2024

**Present:** Chairperson Jerry Wickett, Kathy Carroll, Chris Christensen, Ron Schneider, Scott Stearns, Mark Taylor, Holly Tufenkjian

**Absent:**

**Town Counsel:** James Gascon of Costello, Cooney, and Fearon

**Town Engineer:** Joe Durand of TDK Engineering (Absent)

**Codes Officer:** John Houser (Absent)

The Planning Board of the Town of Marcellus met in regular session in the Marcellus Town Hall for the Town of Marcellus, located at 22 East Main St. Marcellus, New York, May 6, 2024, at 6:30pm.

**PUBLIC HEARINGS – SUBDIVISION *Continued***

**Bruce Raymond**

**2597 Seal Rd**

***1-lot subdivision***

A continuation of a public hearing was held for a one (1) lot subdivision located at 2597 Seal Rd. Bruce Raymond was present and stated he would like to subdivide 2.83 acres from his property to sell as a building lot. The septic plan has been approved by the County and driveway permit by the Town. Mr. Raymond submitted an updated map that included the contour lines at five (5) foot intervals as well as the proposed location of the house and septic.

Scott Stearns and Chris Christensen both noted the lot is very steep. Any future building plans may require a drainage plan.

The Chair, Jerry Wickett, asked if there was anyone who would like to speak in favor or in opposition to the subdivision approval and there was none. Scott Stearns made a motion to close the public hearing and Ron Schneider seconded. The motion carried with the following vote:

Jerry Wickett – aye

Kathy Carroll – aye

Chris Christensen – aye

Ron Schneider – aye

Scott Stearns – aye

Mark Taylor – aye

Holly Tufenkjian – aye

Kathy Carroll made a motion to approve the subdivision as presented as no one spoke in favor or against. Chris Christensen seconded subject to: any future septic and house plans include a drainage discharge plan if the point source is other than the ditch along Seal Rd. The discharge plan will be evaluated to ensure drainage does not negatively impact the Whipple and Ackles properties to the West. The motion carried with the following vote:

Jerry Wickett – aye

Kathy Carroll – aye

Chris Christensen – aye

Ron Schneider – aye

Scott Stearns – aye

Mark Taylor – aye

Holly Tufenkjian – aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Robert Bruce Raymond, on a one (1) lot subdivision located at 2597 Seal Rd., in a Residential 1 zone.

WHEREAS, the Planning Board duly called and held a public hearing thereon May 6, 2024, commencing at 6:30 PM, local time, to consider said application at which time and place all persons desiring to be heard were duly heard; and

WHEREAS, the Planning Board, as lead agency, determined an unlisted negative SEQR declaration; and

WHEREAS, the Planning Board duly considered the application, maps, data and supporting documents submitted by the applicant as well as all comments and suggestions received at the public hearing;

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby grants preliminary/final plat approval on the subdivision known as "Raymond Subdivision", such approval being based on a map made by Warren Ramie Surveying, dated September 7, 2023.

1. Applicant complies with the Planning Board resolution of February 2, 1987 regarding runoff:

That in all developments in the Town of Marcellus, the peak runoff flow rate of the discharge from a proposed site after development shall not exceed the peak runoff flow rate that prevailed prior to development. In general, this requirement will necessitate the design and construction of detention/retention facilities of various types. The design frequency should be that of a twenty-five-year storm with an overflow facility to handle a one-hundred-year storm with no erosion.

2. Successful drainage plan approved by the Onondaga County Health Department.
3. Submission of the final mylar (2 copies) maps (final map-see subdivision regulations for specifications) which shows monuments, submitted within six (6) months after approval of the preliminary plat as outlined in Sec 205-10; A.

4. Timely filing of the approved map as outlined in Section 205-11, and submission of the receipt, or copy thereof, to the Town Clerk's office within sixty days of the Planning Board final approval.
5. No building permits are to be issued until maps are filed with the County and/or all contingencies are met.
6. Future building plans include a drainage plan if the point source is other than the ditch along Seal Rd.

#### **DISCUSSION**

See ZBA minutes for discussions regarding the sign ordinance.

#### **MINUTES**

Jerry Wickett made a motion to waive the reading of the April minutes and accept as distributed, Ron Schneider seconded. The motion carried with the following vote:

Jerry Wickett – aye

Kathy Carroll – aye

Chris Christensen – aye

Ron Schneider – aye

Scott Stearns – aye

Mark Taylor – aye

Holly Tufenkjian – aye

Jerry Wickett made a motion to adjourn the meeting and Ron Schneider seconded. The motion carried with the following vote:

Jerry Wickett – aye

Kathy Carroll – aye

Chris Christensen – aye

Ron Schneider – aye

Scott Stearns – aye

Mark Taylor – aye

Holly Tufenkjian – aye

The meeting was adjourned at 7:30 PM.

Respectfully submitted,

Joanna Clarke,  
Secretary